

WOODFOREST® eLodge

ONLINE COMMUNITY NEWSLETTER

APRIL 2013

SO MANY GOOD REASONS TO VISIT THE WOODFOREST HOMEFINDER LODGE!

The Woodforest Homefinder Lodge is a good first stop when visiting the community, for both clients and Realtors:

- One-on-one presentation of current and future development
- Complimentary lunch at Woodforest Golf Club or opt to have a gas card (\$20 value) mailed to you when registering a new client.

Realtors also can make arrangements to have information packets sent to out-of-town prospects and schedule community tours for agents from a specific office. For more information, contact Woodforest's Realtor Relations Director Faith Bailes at 936-447-2800 or faithb@johnsondev.com.



KEYS TO OUR SUCCESS



Jeff Morris, RE/MAX Integrity

More than 75 Realtors celebrated Woodforest's 2012 record-breaking sales during a recent thank-you luncheon at Kirby's Steakhouse in The Woodlands.

Recognized during the event were Realtors Jeff Morris with RE/MAX Integrity who was Woodforest's top producer last year with 11 sales totaling nearly \$3.5 million. Also congratulated was RE/MAX The Woodlands/Spring, the top-selling realty office last year.

Several lucky Realtors won door prizes, including Al Cervi and Debra Wymore, both with Better Homes and Gardens Gary Greene, who won a \$250 Best Buy gift certificate from Ryland Homes and four tickets to see Toby Keith's performance at the Houston Livestock Show and Rodeo, respectively, courtesy of Highland Homes. Also taking home prizes were Dawnya Simmons, RE/MAX Integrity, who won an iPad from Darling Homes and Woodforest; Michael Zabrycki, RE/MAX Integrity, who won \$100 from Village Builders; David Flory, RE/MAX Professional Group, who won a Jawbone Jambox and bluetooth headset from D.R. Horton; Sandi Running, Keller Williams Realty, who won an iPad mini from Perry Homes; and Steven A. Lips with RE/MAX The Woodlands Spring who won a Kindle Fire from Newmark Homes.



Debra Wymore



Al Cervi



Raul Giorgi, Broker RE/MAX Integrity



Village Builders & Newmark Homes

WOODFOREST CONTINUES PHENOMENAL SALES TRACK

Woodforest is continuing last year's record-breaking sales pace, with new-home sales up 141 percent through the first two months of 2013. Realtors have assisted with 83 percent of those sales, a new milestone in Realtor involvement.

"Families like our location, wooded landscape and hometown feel," said Virgil Yoakum, general manager of Woodforest. "Plus, buyers are particularly excited about the Forest Island pool complex opening this summer and the new elementary school under construction now."

Woodforest's newest builder, Huntington Homes, joins 14 other builders in Woodforest, including Coventry Homes, Darling Homes, D.R. Horton, Highland Homes, Lennar Homes, Newmark Homes, Perry Homes, Ryland Homes and Village Builders. Custom builders are Partners in Building, Jeff Paul Custom Homes, Mary Ross Custom Homes, Sullivan Signature Homes and Tom Cox Jr. Custom Homes. Prices are from the \$180,000s to more than \$1 million.

Woodforest is located on Fish Creek Thoroughfare, seven miles west of Interstate 45 and seven miles north of The Woodlands.



DRUMROLL PLEASE... 1ST QUARTER TOP PRODUCERS



Woodforest's 2012 top-producing Realtor is holding onto his title for the first quarter of this year with more community sales than any other agent. Jeff Morris with RE/MAX Integrity sold eight homes in the first three months of the year and appears to be on track to beat last year's record of 11 new-home sales in Woodforest.

Also posting impressive activity during the first quarter were RE/MAX The Woodlands and Spring, and Keller Williams The Woodlands/Magnolia, each of which had 11 sales in Woodforest for the first quarter. RE/MAX The Woodlands and Spring was last year's top realty office, reporting 19 new-home sales for 2012.

LET'S SCHEDULE SOME COURT TIME!

Woodforest continues to add to its amenity list, with a full-size basketball court and two lighted tennis courts at the Forest Island recreation complex now open.

And there's still more to come. A grand opening celebration is planned for this summer when the resort-style pool opens. A footbridge connects the recreation area with another popular Woodforest amenity, the Lily Pad Park sprayground. Stay tuned!



PRIVACY GATES TO EAGLE POINT CLOSE



The privacy gates to the custom neighborhood of Eagle Pointe are now being kept closed. Realtors with prospective custom buyers should stop by the Homefinder Lodge at 936-447-2800 for an access code into the neighborhood.

WOODFOREST'S NEWEST MODEL IS NO ORDINARY HOME

Village Builders will soon open its NextGen model home, which features a floor plan that caters to multigenerational living, with a Realtor grand opening planned for 11:30 a.m. to 1:30 p.m. May 7.

A fortune teller will be onsite to help Realtors peer into their future and a fortune's worth of cash and door prizes will be given away during the catered event. A \$250 gift card to the Sunglass Hut will help one lucky Realtor see their future more clearly and another winner will be able to read about multigenerational living on a new Kindle Fire. Plus, someone will find a new mini iPad already loaded with information about Village Builders and the NextGen model home helpful. Finally, two \$150 gift cards to Z Gallerie will be a welcome gift to anyone needing to decorate two areas in a home.

What do you see in your future?

Please join us for the Grand Opening of the Village Builders NextGen Model in Woodforest!

- Built for multigenerational households
- Separate living quarters attached to main house
- One of few NextGen models in Houston!

Tuesday, May 7
11:30 am - 1:30 pm

CATERED BY MÉLANGE:
Caesar salad
Savory beef short rib "pop tarts"
Mixed grilled vegetables
Cheesecake praline martinis
Raspberry flavored iced tea

I see cash & prizes in your future!

click here to RSVP ONLINE NOW!

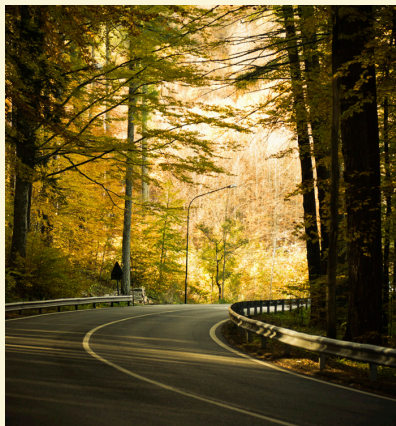
Fortune Teller
on site to read your future!

VILLAGE BUILDERS WOODFOREST
by Johnson Development

Realtors also can tour the new model, which transforms two front bedrooms into a suite with a living room, kitchen, full bath, bedroom and washer and dryer. An interior door leads to the rest of the home and another door opens to the outside. The suite also has its own heating/cooling zone, although the entire home's electricity is run through the same utility meter. Prices on the Next Gen series in Woodforest will start in the \$320,000s.

When it opens, the NextGen model in Woodforest will be one of only two available for touring in the Houston area. Realtors wanting to attend the grand opening should contact Faith Bailes at 936-447-2800 or faithb@johnsondev.com.

ROAD IMPROVEMENTS SPELL ENHANCED ACCESS FOR WOODFOREST RESIDENTS



Montgomery County is partnering with the Westwood Improvement District to widen Honea Egypt Road from FM 1488 north to Sendera Ranch Drive to five lanes from its current two lanes. Construction is expected to start this summer.

In August, the Texas Department of Transportation is expected to award a construction contract to widen a 2.5-mile stretch of FM 2978 from Conroe-Huffsmith Road to Dry Creek Road from two to four lanes.

“Both projects are good news for Woodforest residents, particularly the widening of a section of Honea Egypt, which is just south of the community,” said Virgil Yoakum, general manager of Woodforest.

WOODFOREST PLANS MCE CLASSES MAY 17

Realtors can earn several MCE credits in Woodforest May 17, as the development is teaming with Newmark Homes to offer classes in ethics and legal issues.



The ethics class is from 9 a.m. to noon. The afternoon session on legal issues is from 1 to 4 p.m. Both classes will be held at the Newmark Homes model in Woodforest at 117 Elk Trace Parkway. Breakfast will be served for morning registrants and lunch is planned for those attending the afternoon class. Only \$30 for 6 hours of MCE credits.

To register for one or both of the sessions, contact Martha Schauer at martha@championsschool.com.



12 NEW MODELS OPEN DAILY

Homes from the \$180s to \$1 million+

*Coventry Homes • Darling Homes • D.R. Horton • Highland Homes
Jeff Paul Custom Homes • Lennar • Newmark Homes
Partners in Building • Perry Homes • Ryland Homes
Sullivan Signature Homes • Village Builders • Huntington Homes
Tom Cox Jr. Custom Homes • Mary Ross Custom Homes*



To learn more about this exciting community, visit us daily in the Homefinder Lodge:

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Visit us at WoodforestTx.com

